



SANGAMON COUNTY,
ILLINOIS

FOR ZONING OFFICE USE ONLY	
DATE FILED:	_____
HEARING DATE:	_____
DOCKET #	_____
PARCEL NUMBER:	_____
CO. BOARD MEMBER:	_____ DISTRICT # _____

PETITION FOR:

_____ AMENDMENTS, _____ VARIATIONS,
_____ CONDITIONAL PERMITTED USES

Application Fee: \$250 first 5 acres / \$5 per additional acre or thereof

TO THE HONORABLE COUNTY BOARD OF SANGAMON COUNTY, ILLINOIS, AND TO THE ZONING BOARD OF APPEALS OF SANGAMON COUNTY, ILLINOIS:

Your Petitioner(s), _____, respectfully petitions the Sangamon County Board for the above referenced relief with respect to certain real estate situated in Sangamon County, Illinois, legally described as follows:

See Exhibit A

_____ 1/4 of Section _____, Township _____ North, Range _____ West Current _____

1. Petitioner is the _____ Property owner, _____ Contract purchaser or _____ Other (Corporation LLC)
(if other specify: _____) of the above described property

2. The common street address of said property is _____

3. Petitioner's Name _____
Address _____
Daytime Phone # _____
Email Address _____

4. Property Owner's Name _____
(if applicable)
Address _____
Daytime Phone # _____
Email Address _____

5. Representative's Name _____
(if applicable)
Address _____
Daytime Phone # _____
Email Address _____

6. The existing land use is. _____
7. The proposed land use is _____
8. Petitioner plans to modify the property as follows (explain and/or attach sketch):
- Construction _____
- Additions _____
- Division of Land _____
- Other _____
9. Is public water available on the site? Yes ___ No ___
- If yes, who is the provider? _____
10. Is public sanitary sewer available on the site? Yes ___ No ___
- If yes, who is the provider? _____
11. Give an explanation of why this request is being made: _____
- _____
- _____
- _____
- _____
- _____

PURSUANT TO CHAPTER 17.68 AMENDMENTS

() NA

12. Petitioner and fee owner wish to have the property rezoned from _____ District to _____ District.
13. Explain why the rezoning is appropriate:
- (A) Are there similar nearby uses? _____
- _____
- (B) Is the same or more intense zoning classification present in the area? _____
- _____
- (C) Why is the existing classification inappropriate? _____
- _____
- (D) Is there a trend toward the type of use proposed? _____
- _____

PURSUANT TO CHAPTER 17.66 VARIATIONS

() NA

14. The following bulk requirement variances are requested (specify proposed yards to the nearest foot): _____

15. Explain why the requested bulk requirement variance is appropriate:

(A) Can the land in question be put to a reasonable use if it is used in compliance with the ordinance? _____

(B) Are there circumstances unique to the property, which are not applicable to other property in the area which justify the bulk requirement variance? _____

(C) Would the granting of the bulk requirement variance cause any adverse impact on surrounding property or alter the essential character of the area? _____

PURSUANT TO CHAPTER 17.58 CONDITIONAL PERMITTED USES

() NA

16. The following CPU is requested: _____

17. Explain why the CPU is appropriate:

(A) Is the CPU so proposed that the proposed location, design and method of operation will minimize the adjacent effects on the character of the surrounding area? _____

(B) Is the CPU so proposed to be operated, designed and located so that the public health, safety, and welfare will be protected? _____

(C) Will the CPU cause substantial injury to the value of other property in the vicinity in which it is located? _____

(D) Special Findings for Conditional Permitted Uses pursuant to Section 17.58.080(D):

- (1) Fairgrounds, public or private outdoor recreation centers: Will the principal vehicle access for such use be located on a major thoroughfare or a secondary thoroughfare or within one-quarter mile of a major thoroughfare that such use is so located as to draw a minimum of vehicular traffic to and through minor and collector streets in residential areas?
-
- (2) Manufactured home parks: Will the requirements of Chapter 17.48, Large Scale Developments, be met?
-
- (3) Tourist homes, motels and hotels: Will the use be located within 400 feet of a major thoroughfare?
-
- (4) Taverns and liquor stores: Will the following distances be maintained: 1) schools – 100’ from the property line of the school to the property line of the tavern or liquor store; 2) churches – 100’ from the church building to the tavern or liquor store building; 3) residences – 100’ from the tavern or liquor store property line to the residential structure or institutional care facility?
-
- (5) Adult-use cannabis business establishments: Will the following distances be maintained from the principal structure of an adult-use cannabis business establishment to the property line of a use defined in Chapter 17.04 as a “sensitive area”?
- i) Adult-use cannabis craft grower – 1,500 feet;
 - ii) Adult-use cannabis cultivation center – 1,500 feet
 - iii) Adult-use cannabis dispensing organization (dispensary) – 250 feet
 - iv) Adult-use cannabis infuser organization (infuser) – 1,500 feet
 - v) Adult-use cannabis processing organization (processor) – 1,500 feet
 - vi) Adult-use cannabis transporting organization (transporter) – 1,500 feet
- * On-premise consumption of cannabis at cannabis dispensing organizations and smoking lounges in unincorporated Sangamon County is prohibited.

Print Name: _____

Signature: _____

Date: _____

REQUIRED DOCUMENTS

- Legal Description (May be obtained at the Sangamon County Recorder’s Office)
- Letter of property owner(s) consent and notarized (stating all owners listed on property are in agreement of the petition)
- If not the property owner; a form of consent is required (i.e. contract or lease agreement)
- Corporation Members (if applicable)
- Site Plan
- Business Plan (if applicable)
- Parking Plan (if applicable)
 - o Type of Surface Material: _____
 - o Number of Spaces: _____
 - o Total Square Footage: _____
- Petitioner Checklist